






1/85-87 Avalon Parade, Avalon Beach

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## Elegant Ground Floor Residence with Private Landscaped Gardens and Unique Studio Retreat

**FOR SALE**

Guide \$3.2m

**VIEW**

By Appointment

**AGENTS**

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**AGENCY**

LJ Hooker Avalon Beach

(02) 9973 2999

Bathed in beautiful natural light and framed by lush landscaped gardens, this exceptional ground floor residence offers a rare combination of privacy, space and effortless coastal living. Designed to embrace its prized north-east aspect, banks of floor-to-ceiling glass doors draw soft sunlight deep into the home while seamlessly connecting the interiors with the tranquil outdoor surrounds. A calming natural colour palette and warm timber floors create a refined yet relaxed aesthetic, perfectly suited to the lifestyle of Avalon Beach. This gorgeous apartment also enjoys an exceptional location being a level 300m stroll into Avalon Village, placing cafés, shops and local amenities at your doorstep.

The generous open-plan living and dining space flows effortlessly from the modern kitchen, forming the heart of the home for both everyday living and entertaining. Thoughtfully appointed with quality finishes and abundant storage, the kitchen features a gas cooktop, integrated dishwasher and breakfast bar, creating a functional yet

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 **LJ Hooker**

stylish space to gather.

Beyond the interiors, the residence unfolds into a truly unique garden sanctuary. Professionally designed and fully landscaped by the acclaimed team behind the Boathouse aesthetic, the gardens have been transformed into a striking yet incredibly low-maintenance retreat. The space has attracted significant attention, featured in the Sydney Private Garden Show and highlighted in Sydney garden and landscape publications. Among its many distinctive features are six reclaimed Sydney wharf poles sourced near Garden Island, adding character and a subtle nod to the area's maritime heritage.

Adding further versatility is the charming separate cabin, affectionately known as the "She Shed". Designed by landscape architect Olof Von Sperl of Adore My Garden and built by respected local builder Dave Mundell, this unique space has drawn widespread attention including a filmed feature on Sunrise and various press articles. With reclaimed doors, a stained-glass window and thoughtful detailing throughout, it offers a perfect retreat as an artist's studio, dining pavilion, or peaceful escape. The living roof of faux grass, cascading jasmine and clever design ensures privacy for neighbours while filling the garden with beautiful seasonal fragrance.

#### Property Features:

- Coveted and sprawling ground floor apartment with effortless level access
- Located within a boutique over-55's building offering comfort, convenience and community
- Exceptional location, approx level 300m into Avalon Village
- Light-filled interiors enhanced by a prized north-east aspect
- Floor-to-ceiling glass doors inviting natural light and garden outlooks
- Open-plan living and dining flowing seamlessly to outdoor spaces
- Modern kitchen with gas cooktop, integrated dishwasher, breakfast bar and ample storage
- Two well-proportioned bedrooms offering comfort, privacy and featuring peaceful garden outlook plus an additional study/office
- Two oversized bathrooms, including one with double vanity, separate bath and shower plus internal laundry
- Warm timber flooring and calming natural colour palette throughout
- Secure underground parking with 2 car spaces and storage plus lift access directly to the residence
- Architecturally landscaped gardens, beautifully designed yet extremely low maintenance

- Unique garden features including reclaimed Sydney wharf poles from Garden Island
- Separate designer cabin / artist studio "She Shed" with media recognition and press coverage
- Private sanctuary setting surrounded by lush established greenery

Perfectly positioned in one of the Northern Beaches' most sought-after pockets, this remarkable residence delivers a lifestyle of absolute convenience and coastal charm. Enjoy an easy level stroll into vibrant Avalon Village with its cafes, restaurants and boutique shopping, or wander across to the golden sands and surf of Avalon Beach. With parks, schools and the best of the local community at your doorstep, this is a rare opportunity to secure a truly special home in an exceptional location.

**Disclaimer:**

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**MORE DETAILS**

Property ID                    WYJF58  
 Property Type                House

**Peter Robinson 0401 219 077**

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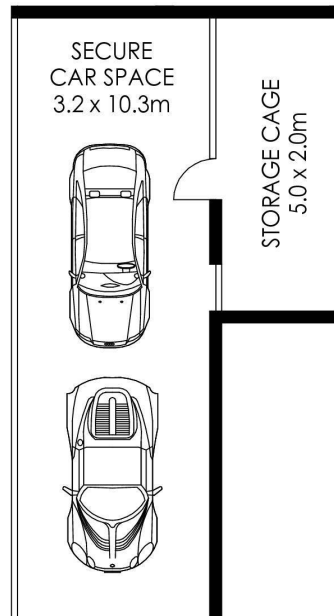
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**GROUND LEVEL**



APPROX. INTERNAL AREA = 94 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 40 m<sup>2</sup>  
 TOTAL = 134 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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